

**Kimmel's Enclave**  
**Age-Restricted Multi-Plex Homes**

**Existing Conditions**

The site is 3.1 acres in size and is located at 5775 Landing Road in Elkrige Maryland. There are two existing houses on-site: one is to be removed, and one will receive a new 0.5-acre property boundary and will not be part of this development. Zoning is R-ED for the property.

The site slopes to the north and west, with grass as the main groundcover. There is a floodplain, wetland and stream that exist at the northern portion of the site that will not be disturbed by this development and will be preserved as open space. Neighboring properties are residential along the west, north and east boundaries, and there is a church along the south boundary.

**Design**

The proposed development is age-restricted multi-plex homes. There will be three multi-plex building units at 5,000 square feet net floor area per building, each with 4 condominium dwellings with one-car garages, 1,250 square feet net floor area each. Buildings are two-story, and building massing is based on nearby 2-story residential single-family dwellings in order to be in harmony with the community. Universal design will be incorporated into the dwellings. An outdoor patio is provided for each dwelling unit.

Outdoor parking with trees will be provided adjacent to the garage, a total of 24 parking spaces for the development. The development will be accessed from Landing Road (minor collector) and utilize a private, open section driveway.

Buffer plantings are proposed to screen the proposed development from neighboring properties. Stormwater management will be addressed on-site utilizing micro-bioretenion areas and other stormwater management measures. A walking path and an area for outdoor tables and benches are proposed for recreation.